

CITY of CARLSBAD

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	73,700
Annual Single-Family Units Permitted (1996-98, Avg.):	1,055
Annual Multi-Family Units Permitted (1996-98, Avg.):	74
Total Annual Residential Units Permitted (1996-98, Avg.):	1,129

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> Y 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> N 18. Police Service Fees	-
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	Y	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> Y 20. School District Fees	Y
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	N	<input checked="" type="checkbox"/> Y 21. School District Mitigation Fees	N
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> Y 22. Community / Capital Facility Fees	N
<input checked="" type="checkbox"/> Y 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 12. Storm Drainage Connection Fees	Y	<input checked="" type="checkbox"/> Y 25. Afford. Hous'g Dedic'n / In-Lieu Fees	N
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	N	<input checked="" type="checkbox"/> Y 26. Special Assessment District Fees	Y

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: School District Mitigation Fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	<25%
multi-family	<25%

v. Nexus Reports

Local Facility Management Plans
Financing Plans

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No- lot size does not meet 7500 sf. Minimum

ii. Expected Location of New Subdivision in this Jurisdiction:

Magnolia @ Valley
Northeast Quadrant

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-signal light,curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Affordable Housing Dedication:	-15% of total project units
-Project Management Requirements:	-Management of Affordable Housing Component if on site
-Typical Reporting:	-Mitigation Monitoring and Reporting Program

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	82.00
Private Garage Valuation Price per Sq. Ft.	23.00
Total Valuation per Unit	241,200
Total Valuation per 25 Unit Subdivision Model	5,355,000

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,550
Zone Change Application Fee	flat		2,930
Planned Unit Development Fee	flat		5,000
Site Plan Review Fee	flat		6,770
Tentative Map Fee	4900 flat + 110 / unit over 5 units		7,100
Final Map Fee	4470 flat + 5/acre		4,495
Certificate of Compliance	flat		620
Coastal Development Permit	flat		2,120
Hillside Development Permit	flat		1,610
Environmental Assessment / Neg Dec Fee	flat		1,030
Subtotal Planning Fees			34,225

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	476.56	11,914
Architectural Plan Check Fee	65% of Bldg Permit Fee	309.76	7,744
Grading Plan Check Fee	schedule based on CY		2,400
Electrical Permit Fee	per fixture count	55	1,375
Plumbing Permit Fee	per fixture count	125	3,125
Mechanical Permit Fee	per fixture count	60	1,500
Improvement Plan Check Fee	schedule based on val'n		14,480
Improvement Inspection Fee	schedule based on val'n		5,700
Grading Permit Fee	schedule based on CY		1,150
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.42	536
Subtotal Plan Check, Permit & Inspection Fees			49,924

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City Planned Local Drain Area B - Impact Fee	5 acres @ 5692/acre		28,460
Carlsbad Sewer - Sewer Impact Fee	flat per unit	1,854	46,350
SDG&E - Electricity Connection Fee	15 / meter	15	375
SDG&E Gas - Connection Fee	15 / meter	15	375
Carlsbad Sewer - Sewer Connection Fee ¹	2500 flat / unit	13 @ 2500 ea.	32,500
Carlsbad MWD - Water Connection Fee	flat per unit	2,400	60,000
Carlsbad MWD - Water Impact Fee	flat per unit	1,665	41,625
Carlsbad USD - Mitigation School Fees ²	flat per unit	783	19,575
City - Community/Public Facilities Fee	flat per unit	870	21,750
City - Park Land In-Lieu Fee	flat per unit	1,755	43,875
Subtotal Infrastructure, Impact & District Fees			294,885

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	379,034
Total Fees per Unit (total from above / 25 units)	15,161

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?

No-lot size does not meet 7500 sf minimum.

ii. Expected Location of New Infill Unit in this Jurisdiction:

Aviara Pt.

iii. Expected Environmental Assessment Determination:

Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural standards; utility undergrounding
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	82.00
Private Garage Valuation Price per Sq. Ft.	23.00
Total Valuation per Model	214,200

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
Environmental Assessment Fee	flat		560
Coastal Development Permit	flat		740
Hillside Development Permit	flat		740
Certificate of Compliance	flat		620
Subtotal Planning Fees			2,660

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1,024	1,024
Architectural Plan Check Fee	65% of Bldg Permit Fee	666	666
Grading Plan Check Fee	schedule based on CY		1,600
Electrical Permit Fee	per fixture count	55	55
Plumbing Permit Fee	per fixture count	125	125

Mechanical Permit Fee	per fixture count	60	60
Grading Permit Fee	schedule based on CY		750
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	21.42	21
Subtotal Plan Check, Permit & Inspection Fees			4,301

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Affordable Housing In-Lieu Fee	flat per unit	2,925	2,925
SDG&E - Electricity Connection Fee	15/meter	15	15
SDG&E - Gas Connection Fee	15/meter	15	15
Carlsbad Sewer - Sewer Connection Fee ¹	flat per unit	2,500	2,500
Carlsbad MWD - Water Connection Fee	flat per unit	2,400	2,400
Sewer Benefit District Fee	flat per unit	1,195	1,195
Carlsbad MWD - Water Impact Fee	flat per unit	1,665	1,665
Carlsbad USD - School Mitigation Fees ²	flat per unit	683	683
City - Local Traffic Impact Fee	280/trip @ 10trips/unit	2,800	2,800
City Planned Local Drain Area D - Impact Fee	58/acre (min. 1 acre)		58
Carlsbad Sewer - Sewer Impact Fee	flat per unit	1,854	1,854
City - Community/Public Facilities Fee	flat per unit	870	870
City - Park Land In-Lieu Fee	flat per unit	1,755	1,755
Subtotal Infrastructure, Impact & District Fees			18,735

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	25,696
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Laurel Tree
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-signal light,curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding,
-Affordable Housing Dedication:	-15% of total project units
-Project Management Requirements:	-Management of Affordable Housing Component
-Typical Reporting:	-Mitigation Monitoring and Reporting Program

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	72.00
Private Garage Valuation Price per Sq. Ft.	23.00
Total Valuation per Unit	76,600
Total Valuation per 45 Unit Multi-Family Model	3,447,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		2,550
Zone Change Application Fee	flat		2,930
Planned Unit Development Fee			-
Site Plan Review Fee	flat		6,770
Certificate of Compliance	flat		620
Coastal Development Permit	flat		2,120
Hillside Development Permit	flat		1,610
Environmental Assessment / Neg Dec Fee	flat		1,030
Subtotal Planning Fees			17,630

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	184.07	8,283
Architectural Plan Check Fee	65% of Bldg Permit Fee	119.65	5,384
Grading Plan Check Fee	schedule based on CY		2,200
Electrical Permit Fee	per fixture count	35	1,575
Plumbing Permit Fee	per fixture count	85	3,825
Mechanical Permit Fee	per fixture count	60	2,700
Improvement Plan Check Fee	improvement val'n based		14,480
Improvement Inspection Fee	improvement val'n based		5,700
Grading Permit Fee	schedule based on CY		1,050
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	7.67	345
Subtotal Plan Check, Permit & Inspection Fees			45,542

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City Planned Local Drain Area C - Impact Fee	3 acres @ 4256/acre		12,768
SDG&E - Electricity Connection Fee	15/meter	15	675
SDG&E - Gas Connection Fee	15/meter	15	675
Carlsbad Sewer - Sewer Connection Fee ¹	2500 flat/unit	19 @ 2500 ea.	47,500
Carlsbad MWD - Water Connection Fee	flat per unit	2,400	108,000
Carlsbad Sewer - Sewer Impact Fee	flat per unit	1,854	46,350
City - Capital Facilities District Fees	flat per unit	2,700	121,500
Carlsbad MWD - Impact Fee	flat per unit	1,665	41,625
Carlsbad USD - School Mitigation Fees ³	flat		882,421
City - Community/Public Facilities Fee	flat per unit	550	24,750
City - Zone Transportation Fee	10/trip @ 10 trips/unit	100	4,500
City - Park Land In-Lieu Fee	flat per unit	1,170	52,650
Subtotal Infrastructure, Impact & District Fees			1,343,414

x. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	1,406,586
Total Fees per Unit (total from above / 45 units)	31,257

Notes: Assessment District, Impact Fees, and Infrastructure Charges vary widely across this jurisdiction.

¹ This connection fee only applies to units connecting to the existing sewer line.

² In some areas of the district, the state mandated fee would be charged instead of the mitigation fees.

³ The 45 unit development was placed in an area where a developer chose to pay the school district mitigation fee in one lump sum, rather than create a Mello-Roos district.